



**6-1**  
**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> March 4, 2005 <b>EFFECTIVE DATE</b> February 18, 2005	<b>CONTACT/PHONE</b> Marsha Lee, project manager 805-788-2008	<b>APPLICANT</b> Filipponi/Cingular Wireless	<b>FILE NO.</b> DRC 2004-00021
<b>SUBJECT</b> Request by Cingular Wireless for a Minor Use Permit to allow a wireless telecommunication facility on an existing 141 foot tall PG&E lattice tower. The project will result in the disturbance of approximately 600 square feet of a 210 acre parcel. The proposed project is within the Agricultural land use category and is located at 1800 Calle Joaquin, south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC 2004-00021 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 3 Categorical Exemption (ED04-298) was issued on January 4, 2005.			
<b>LAND USE CATEGORY</b> Agriculture	<b>COMBINING DESIGNATION</b> Airport Review, Sensitive Resource Area-Visual; Geologic Study Area	<b>ASSESSOR PARCEL NUMBER</b> 067-241-012	<b>SUPERVISOR DISTRICT(S)</b> 3
<b>PLANNING AREA STANDARDS:</b> <i>Does the project meet applicable Planning Area Standards:</i> Not applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.30.180 - Communications Facilities; 22.14.070 - Geologic Study Area; 22.14.100 - Sensitive Resource Area-Visual from Hwy 101 <i>Does the project conform to the Land Use Ordinance Standards?</i> Yes - see discussion			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on February 18, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES:</b> Cattle grazing, Electric Transmission Tower			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Agriculture/TV Station <i>South:</i> Agriculture/Agriculture <i>East:</i> Agriculture/Agriculture, Highway 101 <i>West:</i> Agriculture/Agriculture			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: The project was referred to: Public Works, Ag Commissioner, CDF, Airport Manager, Environmental Health, City of San Luis Obispo, and Cal Trans

TOPOGRAPHY:

moderately sloping

VEGETATION:

grasses; introduced landscape screening

PROPOSED SERVICES:

Water supply: NA

Sewage Disposal: NA

Fire Protection: California Department of Forestry

ACCEPTANCE DATE:

December 6, 2004

## DISCUSSION

**PROJECT HISTORY:** The parcel contains an existing PG&E transmission tower that has existing Sprint and Verizon telecommunications facilities antennas co-located on the tower. The existing antennas are located below the conductors to minimize visibility from Highway 101. Two existing equipment areas are located on site, one underneath and one adjacent to the tower. The proposed Cingular antennas cannot be located below the conductors because there is not an additional suitable space. Antennas are to be located on a five (5) foot extension of the tower height in order to meet the antenna separation requirements and height for coverage.

### Proposed New Development:

- a. Installation of three panel antennas (maximum dimensions – 12" wide, 4" deep, and 54" long) flush mounted to a five (5) foot maximum frame extension on the top of the 141' 8" PG&E transmission tower. The extension frame and antennas (and all attachments) shall be painted a non-reflective gray to match the existing tower color, i.e. Frazee "Mansard Stone", or equivalent.
- b. GPS antenna to be mounted on roof fascia of the proposed equipment shelter (shall not to extend above the roof line). GPS antenna shall be painted to match the shelter.
- c. Installation of six – 1 5/8" coaxial cables routed on three legs (two per leg). Each cable is to be routed underground from the equipment shelter to the tower leg and routed continuously up the lattice tower leg along the existing Verizon and Sprint cables and attached to antennas without crossing the tower. Cables shall be bundled close to the tower leg and existing cables to reduce the visibility. Cables and attachment brackets, etc. shall be painted to match the tower.
- d. Installation of one equipment enclosure (11.5' x 20' x 10' height), to include nine (9) equipment cabinets, within an approximate 20' by 40' lease area, located to the north east of the existing Verizon shelter.
- e. Installation of three cable trays mounted on three legs at the base of the tower, to replace the existing cable trays. The Sprint and Verizon cables will be placed inside the new cable tray along with the new Cingular cables. New power and telco services shall be routed underground along the existing road from an existing power pole and telco box to the equipment shelter.
- f. No new access road will be approved as part of this project. All access will be from the dirt driveway on Calle Joaquin Road.
- g. All existing and proposed cables, antennas, GPS antennas, brackets, cable trays and all other equipment will be painted matte finish gray to match the tower.
- h. Implementation of the Visual Mitigation – see conditions of approval.

**LAND USE ORDINANCE STANDARDS:**

**22.30.180 - Communications Facilities**

The project is consistent with the communications facilities section of the Land Use Ordinance because the facility is co-located on an existing lattice tower with flush mounted antennas.

Section 22.30.180(b) requires application for communication facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. The applicant supplied a report to evaluate the proposed cellular communications facilities for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. The RF report, dated September 14, 2004, prepared by Hammett & Edison, Inc., shows a cumulative RF emissions reading which was equivalent to .7% of the applicable public limit and concludes that the facility will operate within the FCC standard for RF emissions. No mitigation is required.

**22.14.070- Geologic Study Area (GSA)**

A Soils and Foundation Investigation Report was prepared by October 28, 2002 for the Verizon project. This report pertains to the proposed project that is located adjacent to the Verizon equipment. The report concluded that the site is suitable for development for the intended use for a telecommunications facility.

**22.14.160- Sensitive Resource Area**

Title 22 of the San Luis Obispo County Land Use Ordinance contains standards for development within Sensitive Resource Areas (SRAs) and requires that certain findings be made to approve a project located within a SRA. Refer to Exhibit A Findings.

The Sensitive Resource Area designation for the proposed development site is intended to promote the protection of the scenic resources along the Highway 101 corridor. The project has been conditioned to ensure that no additional visual and aesthetic impacts will result from development. Existing and proposed antennas and cables will be painted, flush mounted to the existing tower to minimize the visibility, and the proposed equipment shelter will be located in back of, and to be screened by the Verizon equipment agricultural style shed. Landscaping will be implemented to screen existing and proposed equipment areas from public view, and equipment shelters will be painted a dark color of brown.

**Airport Review**

On August 18, 2004, the Airport Land Use Commission determined that the proposed project is consistent with the Airport Land Use Plan, and recommended approval.

**Visual Analysis**

A Visual Impact Assessment was prepared by Robert G. Carr, the Morro Group, Inc., November 2004. The report recommends mitigation measures to protect the visual resources, and are included in the conditions of approval below.

**Alternatives Analysis**

An Alternative Location Discussion was prepared by the Morro Group, Inc. on November 22, 2004. An alternative transmission tower, located on the east side of Highway 101, was analyzed. This location is not as desirable as the proposed location, because the tower elevation is lower than the highway, which would result in the antennas likely being more directly in the view as seen from the north and southbound Highway 101.

COMMUNITY ADVISORY GROUP COMMENTS: NA

AGENCY REVIEW:

Public Works-recommends approval

Environmental Health –provide hazardous materials business plan, contact Jeff Poll 781-5555

Ag Commissioner-no significant impacts to agriculture

CDF –no comment

Cal Trans – no comment

Airport Manager - consistency determined by Airport Land Use Commission on August 18, 2004

City of San Luis Obispo - The project was referred to the City of San Luis Obispo. Comments: inconsistent with the City's Scenic Highways Element policies of the General Plan.

LEGAL LOT STATUS: The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen.

## **EXHIBIT A - FINDINGS**

### **CEQA Exemption**

- A. The project qualifies for a Categorical Exemption (ED 04-298) Class 3 pursuant to CEQA Guidelines Section 15303 because the project is minor in nature, involves little site disturbance, and will not require the removal of any native vegetation.

### **Minor Use Permit**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. The proposed project or use will be consistent with the character of the immediate neighborhood and to its orderly development because the cellular telecommunications facility will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a local road constructed to a level able to handle any additional traffic associated with the project.

### **Sensitive Resource Area**

- F. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the project has been conditioned to ensure that no additional visual and aesthetic impacts will result from development. Existing and proposed antennas and cables will be painted, flush mounted to minimize their visibility, and the proposed equipment shelter has been relocated to be screened by the Verizon equipment agricultural style shed. Landscaping will be implemented to screen existing and proposed equipment areas from public view.
- G. Natural features and topography have been considered in the design and siting of all proposed physical improvements because The project has been conditioned to ensure that no additional visual and aesthetic impacts will result from development. The proposed equipment shelter has been relocated to be screened by the Verizon equipment agricultural style shed, landscaping will be implemented to screen existing and proposed equipment areas from public view.
- H. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant

adverse effects on the identified sensitive resource, because there is no removal of trees, minimal grading, and required revegetation of disturbed areas.

- I. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project has been conditioned for erosion and sedimentation control measures.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes:
  - a. Installation of three panel antennas (maximum dimensions – 12" wide, 4" deep, and 54" long) flush mounted to a five (5) foot maximum frame extension to the top of the 141' 8" PG&E transmission tower. The extension frame and antennas (and all attachments) shall be painted a non-reflective gray to match the existing tower color, i.e. Frazee "Mansard Stone", or equivalent.
  - b. GPS antennas to be mounted on roof fascia of the proposed equipment shelter (not to extend above the roof line). GPS antennas shall be painted to match the shelter.
  - c. Installation of six – 1 5/8" coaxial cables routed on three legs (two per leg). Each cable is to be routed underground from the equipment shelter to the tower leg and routed continuously up the lattice tower leg along the existing Verizon and Sprint cables and attached to antennas without crossing the tower. Cable shall be bundled as close to the tower leg and existing cables as possible to reduce the visibility. Cables and attachment brackets, etc. shall be painted to match the tower.
  - d. Installation of one equipment enclosure (11.5' x 20' x 12' height), to include nine (9) equipment cabinets, within an approximate 20' by 40' lease area, located to the north east of the existing Verizon shelter, and to be totally screened by the Verizon shelter. The structure height of the proposed enclosure shall be no taller than the height of the existing Verizon shelter. Paint new equipment and Verizon shelter a dark brown to be approved by County Planner.
  - e. Installation of an 8 foot post and ranch wire fence around the equipment area if needed.
  - f. Installation of three cable trays to replace the existing cable trays to be mounted on three legs at the base of the tower. The existing cable trays will be removed and the existing Sprint and Verizon cables will be placed inside the new cable tray along with the new Cingular cables. Power and telco services will be routed underground along the existing road from an existing power pole and telco box to the equipment.
  - g. No new access road will be approved as part of this project. All access will be from the dirt driveway on Calle Joaquin Road.
  - h. All existing and proposed cables, antennas, GPS antennas, brackets, cable trays and all other tower located equipment will be painted matte finish gray to match the tower. Paint Sprint antennas to match tower.
  - i. Implementation of the Visual Mitigation – see conditions of approval. Plants shall be maintained for the life of the project. A water maintenance and landscape monitoring plan will be implemented over a period of 5 years.
  - j. Manual switch, shielded, exterior lighting.

### **Conditions required to be completed at the time of application for construction permits**

#### **Site Development**

2. **At the time of application for construction permits**, submit a revised site plan, architecture elevations, detail drawing of the antennas attachments to the five (5) extension frame, and landscape plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
  - a. Revise the site plan to show the relocation of the equipment shelter to the north east, to be screened by the existing Verizon shelter, refer to the Mitigation Concept Map attached to this staff report.

- b. Provide a landscape plan to screen the equipment shelters, including removal of the existing landscape rocks, and screening of equipment. (See conditions of approval below).
  - c. Show detail drawing of the antennas attachments to the 5' extension frame. Align the side of the antennas with the edge of the frame, so that the antennas do not extend beyond the outside edge of the frame. The face of the antennas shall not be greater distance than 8 inches from the face of the extension frame members.
  - d. Indicate the erosion and sedimentation control measures on the landscape plan.
3. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.
  4. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.
  5. If the electric transmission towers are no longer required, the applicant agrees to relocate the facilities within six months of notification.
  6. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

#### **Electric and Magnetic Fields**

7. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

#### **Noise**

8. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbL at a distance of 50 feet from the generator.
9. Operation of the telecommunication facility shall not interfere with KSBY-TV operation. In the event cellular facility operation is determined to be a source of interference, the interference will be corrected under FCC guidelines.

#### **Undergrounding of Utilities**

10. Telecommunications carrier shall use underground utility lines.

#### **Conditions to be completed prior to issuance of a construction permit**

##### **Site Restoration**

11. **Prior to issuance of a Building Permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.
12. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be



responsible for the removal of such facility and all appurtenant structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building within 10 days.

#### **Hazardous Materials Business Plan**

13. **Prior to issuance of building permit**, the applicant shall submit for review and approval by Environmental Health, a Hazardous Materials Business Plan.

#### **Aesthetics/Landscape**

14. **Prior to issuance of building permit**, the applicant shall provide to the Department of Planning and Building for approval, landscape plans showing a vegetative screen of Coast Live oak trees and native shrubs planted in a natural appearing pattern along the southern and eastern perimeter of the fence surrounding the tower facility, as shown on the attached Mitigation Concept Map.

The landscape plans shall include the following:

- a. Screen trees and shrubs shall provide at least 80 percent view screening of the enclosed area around the tower and the shelters at plant maturity. Screening shall be year-round.
- b. Trees and shrubs within the screen planting area shall be maintained until fully established. Trees and shrubs within the screen planting area which die shall be replaced. Screen planting shall be permanently protected from livestock grazing.

#### **Bonding for Landscape**

15. **Prior to issuance of building permit**, the applicant shall post a bond to insure funding is available to replace any dead or dying landscaping for the entire five year monitoring period to ensure the successful establishment and maintenance of the screen planting.

#### **Monitoring of the Landscape**

16. **Prior to issuance of building permit**, the applicant shall provide a letter to the County of San Luis Obispo Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. This professional will review the approved landscape plan and submit a monitoring scope of work to the Department of Planning and Building for approval. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years, and submit a report to the Department of Planning and Building annually. At the end of the five year monitoring period, the monitoring report shall be submitted to the Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant.

#### **Mitigation Monitoring/Condition Compliance**

17. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to construction plans that includes a complete copy of the final conditions of approval for the project.
18. **Prior to issuance of a construction permit**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take

place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

19. **Prior to issuance of a construction permit**, all parties involved must have a clear understanding of the mitigation measures as adopted and shown on project plans. The Mitigation Compliance Coordinator (MCC) shall prepare a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

**Conditions to be completed prior to final building inspection /establishment of the use**

**Mitigation Compliance Coordinator**

20. **Prior to final inspection**, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

**Explanatory Warning Signage for Occupational Exposures**

21. **Prior to final inspection**, explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the equipment shelter gate and on the antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas.

(\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

**Visual, Landscape, and Aesthetic Impacts**

22. **Prior to final inspection**, the entire antenna assembly (antennas, cables, and brackets that attach the cables to the tower legs, etc.), shall be painted a non-reflective gray (Frazee, mansard stone, or equivalent) to match the tower. The color to be used shall be matte finish. This color shall be maintained for the life of the project. Repainting shall occur as necessary.
23. **Prior to final inspection**, the proposed equipment shelter and fencing shall be painted dark brown with a transparent wood stain. The dark-brown stain color shall be approved by the County Department of Planning and Building prior to painting.
24. **Prior to final inspection**, the existing Verizon shelter and fencing shall be painted dark brown with a transparent wood stain. The dark-brown stain color shall be approved by the County Department of Planning and Building prior to construction.
25. **Prior to final inspection**, the existing pile of rocks located near the southwest leg of the tower shall be removed from the project site and the project vicinity.

**Hazardous Materials Business Plan**

26. **Prior to final inspection**, Environmental Health will verify implementation of Hazardous Materials Business Plan.

**Miscellaneous**

27. Prior to operation of any facility associated with this approval, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

28. **Prior to final inspection and establishment of use**, landscaping in accordance with the approved landscaping plan shall be installed and bonded for monitoring. All landscaping shall be maintained in a viable condition in perpetuity.
29. **Prior to final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
30. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

31. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
32. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

**Owner and applicant responsibility**

33. All conditions of approval of this Minor Use Permit are the responsibility of both the applicant and the property owner and shall be strictly adhered to completely, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If upon investigation it is determined that violation(s) of conditions of approval have occurred, or are occurring, the Planning Director, or his designee, will have the discretion to bring the matter back to the Planning Commission at the earliest possible time for a Permit Revocation Hearing pursuant to Section 22.74.160 of the County Land Use Ordinance.
34. For the life of the project, the applicant shall be responsible for maintaining all existing trees and shrubs which are used as backdrop and/or screening for the project.

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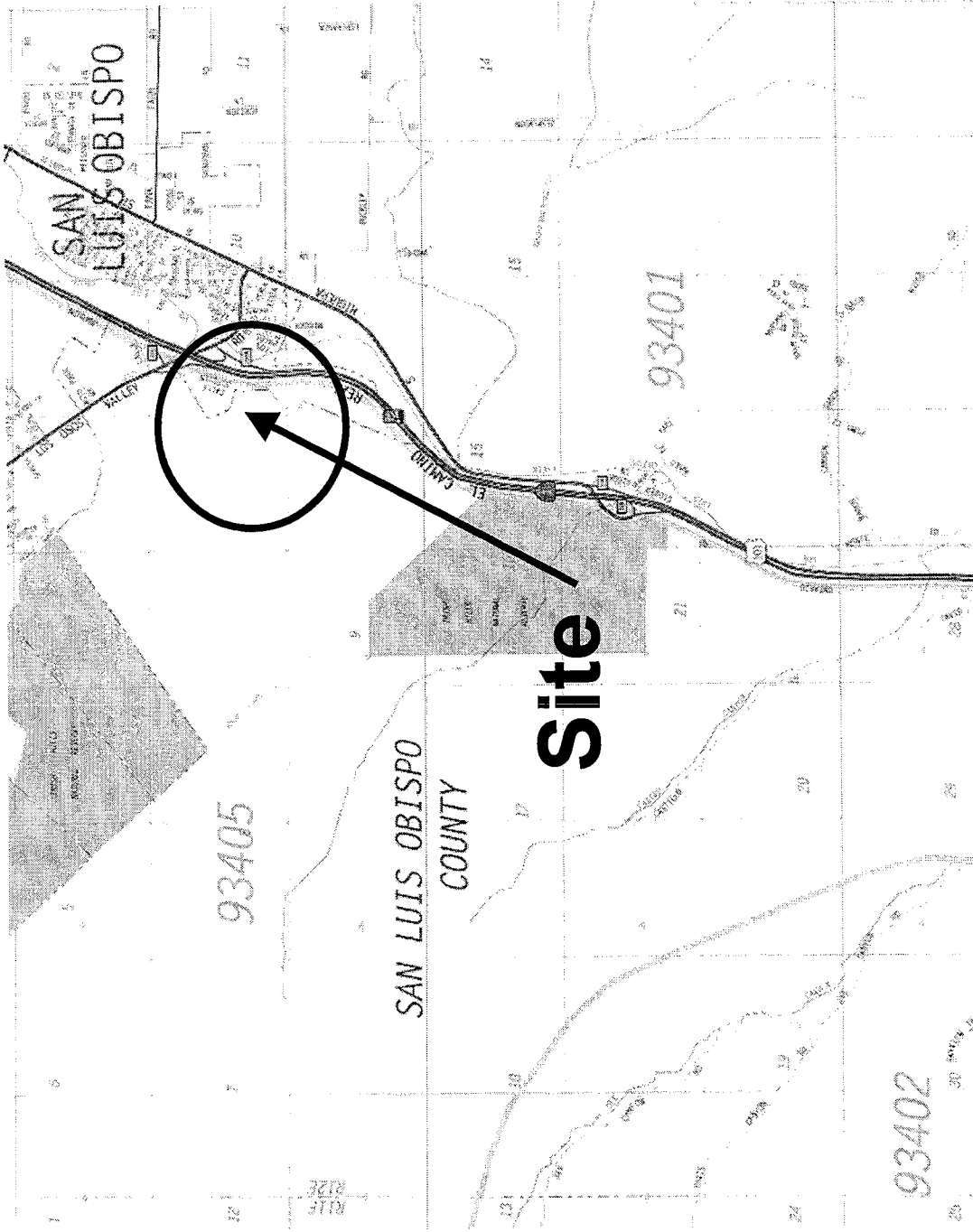


Exhibit  
Vicinity Map



Project  
Minor Use Permit  
Filipponi/ Cingular DRC2004-00021



Project \_\_\_\_\_  
Minor Use Permit  
Filipponi/ Cingular DRC2004-00021



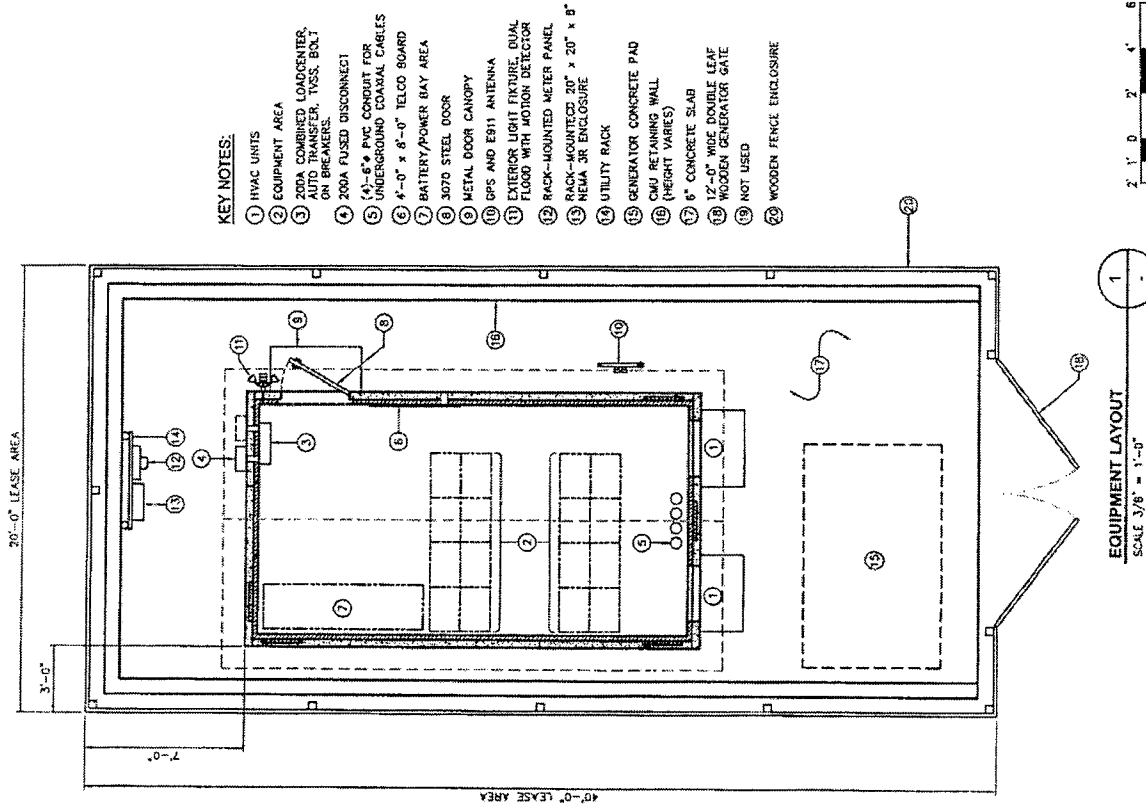
**Project**  
**Minor Use Permit**  
**Filipponi/ Cingular DRC2004-00021**



**Exhibit** \_\_\_\_\_  
**Site Plan and Enlarged Site Plan**

Project \_\_\_\_\_  
Minor Use Permit  
Filipponi/ Cingular DRC2004-00021

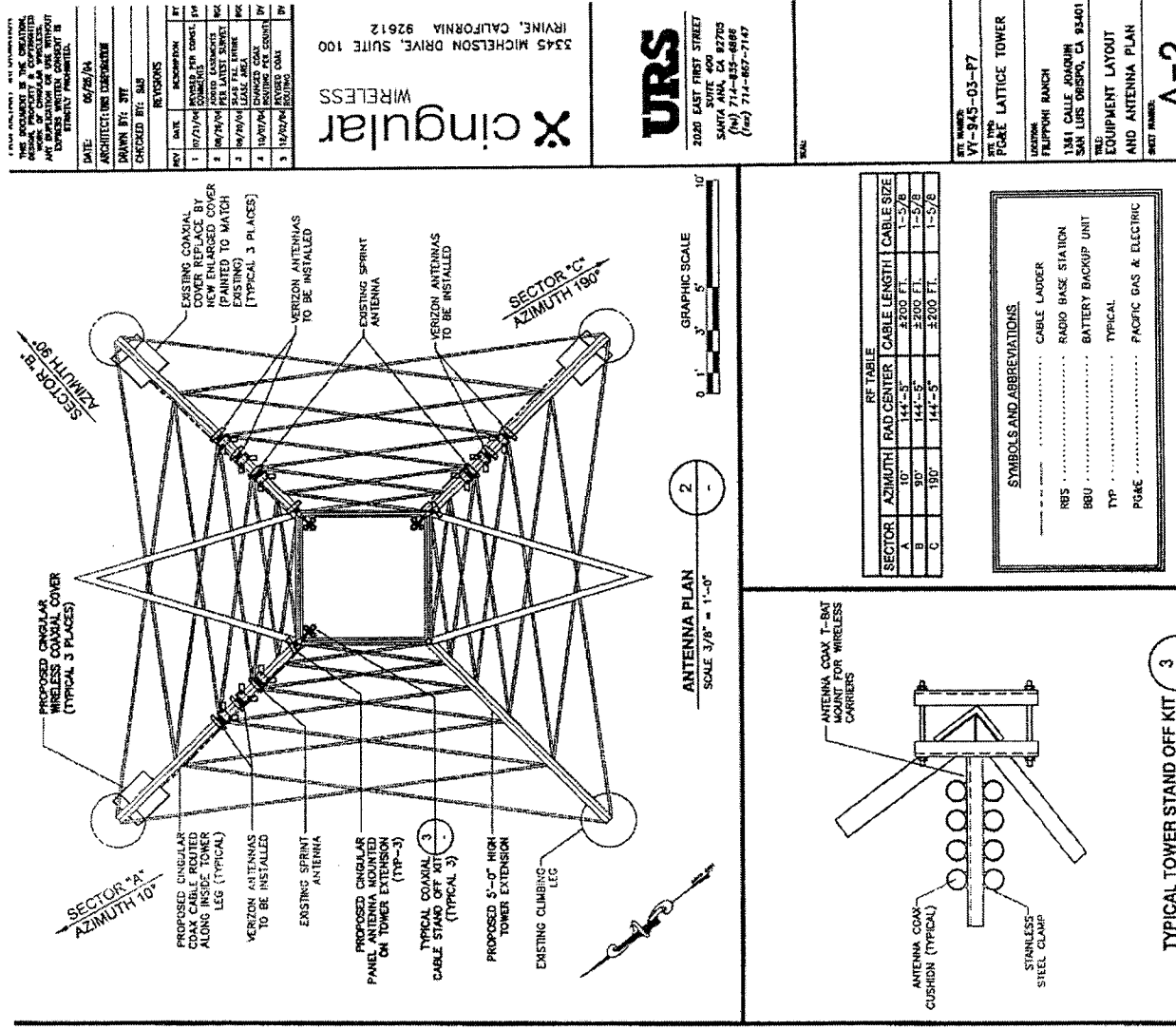
SCALE NOTE:  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



Project  
Minor Use Permit  
Filipponi/ Cingular DRC2004-00021



Exhibit  
Equipment Layout and Antenna Plan



Δ-2

**URS**  
2025 EAST FIRST STREET  
SANTA ANA, CA 92705  
(714) 714-835-6888  
(fax) 714-867-7147

**cingular**  
3345 MICHELSON DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92612

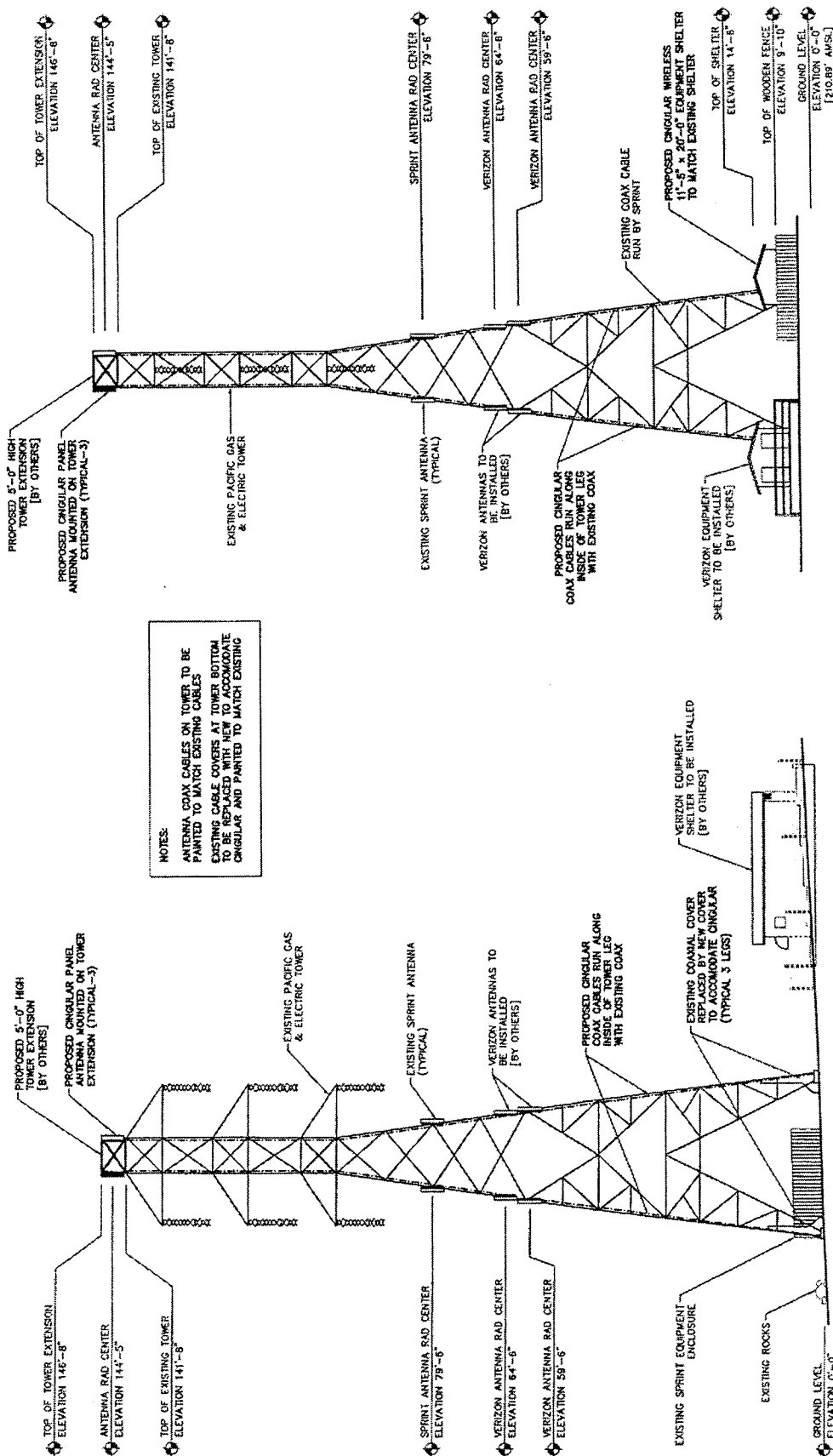
DATE: 05/25/04  
ARCHITECTURE: CINGULAR  
DRAWN BY: JET  
CHECKED BY: SJB  
REVISIONS:

REV	DATE	DESCRIPTION	BY
1	10/27/04	REVISED PER CINGULAR COMMENTS	JET
2	06/04/04	ADDED COAXIAL CABLES TO MATCH EXISTING	JET
3	06/04/04	SLAB FILL IN AREA	JET
4	06/04/04	REMOVED COAXIAL CABLES	JET
5	10/27/04	REVISED COAXIAL CABLES	JET

REV: 05/25/04  
VT-945-03-P7  
SITE TYPE: PURE LATTICE TOWER  
LOCATION: FILIPPO RANCH  
1381 CALLE JOAQUIN  
SAN LUIS OBISPO, CA 93401  
FILE: EQUIPMENT LAYOUT  
AND ANTENNA PLAN  
SHEET NUMBER: Δ-2



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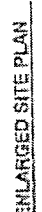
**Exhibit**  
**Southeast and Northeast Elevations**

**Project**  
**Minor Use Permit**  
**Filipponi/ Cingular DRC2004-00021**

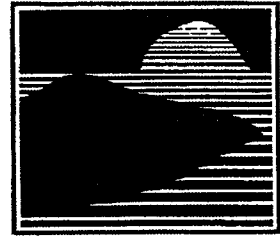


**Exhibit** \_\_\_\_\_  
**Southwest and Northwest Elevations**

**Project**  
**Minor Use Permit**  
**Filipponi/ Cingular DRC2004-00021**



6-70



**MORRO  
GROUP, INC.**  
Environmental Services

November 22, 2004

David Thornburgh  
Infranext, Inc.  
2927 De la Vina Street  
Santa Barbara, CA 93105

SUBJECT: *Cingular Wireless/Filipponi Ranch Final Visibility Assessment*

Dear Mr. Thornburgh:

Please find enclosed three (3) copies of the Visual Impact Assessment for the above referenced project.

Per your discussions with Bob Carr and Marsha Lee of the County of San Luis Obispo Department of Planning and Building, we have developed the following discussion with respect to the "alternative location".

Alternative Location Discussion:

As part of the visual impact assessment for the above referenced project, preliminary review was conducted on the site considered a possible alternative location (i.e., the PG&E transmission tower located east of Highway 101, adjacent to South Higuera Street, refer to Figure A).

This alternative location was previously identified by the project applicant's representative and County planning staff as being worthy of preliminary investigation. No specific project description or details were provided and therefore was not included in the detailed analysis included in the attached report. These initial findings are based only on direct observation of the alternative project location from Highway 101 and from South Higuera Street.

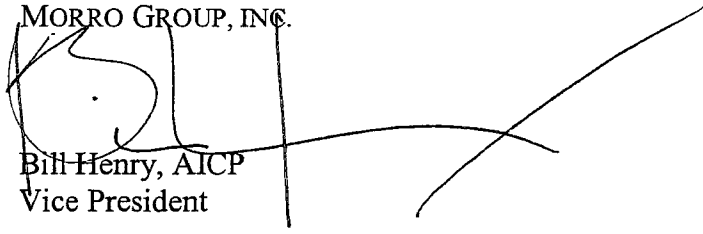
Field reviews from viewpoints along Highway 101 and South Higuera Street show that total visibility of this alternative location is somewhat less than the visibility of the original project tower west of the highway. As seen from Highway 101 northbound, the backdrop to this alternative location is the Santa Lucia foothills in the background and pastoral open space and agriculture in the fore and mid-ground. This alternative location is at an elevation lower than the highway, which would result in the antennas likely being more directly in the view as seen from north and southbound Highway 101. The equipment shelter and fencing if placed near the tower base would not be visible from Highway 101 but would have a high degree of visibility from South Higuera Street. Approximately 0.2 mile north of the alternative site location along South Higuera Street is the Octagonal Barn, a locally important historic and scenic landmark.

The alternative location would add new visible hardware onto a tower which currently has no wireless equipment. Although the alternative location would be seen for a somewhat shorter duration along Highway 101, its antennas and cables would likely be more noticeable than the antennas proposed for the original project location. As seen from Highway 101, the scenic backdrop for the alternative location is equal to if not higher in quality than the Filipponi Ranch location setting. In addition, the visibility of an equipment shelter along South Higuera Street might conflict with local planning goals regarding the Octagonal Barn setting.

If you have any questions regarding the attached report or the above alternative location discussion, please feel free to contact me at (805) 543-7095, extension 104 or Bob Carr at 471-5126.

Sincerely,

MORRO GROUP, INC.

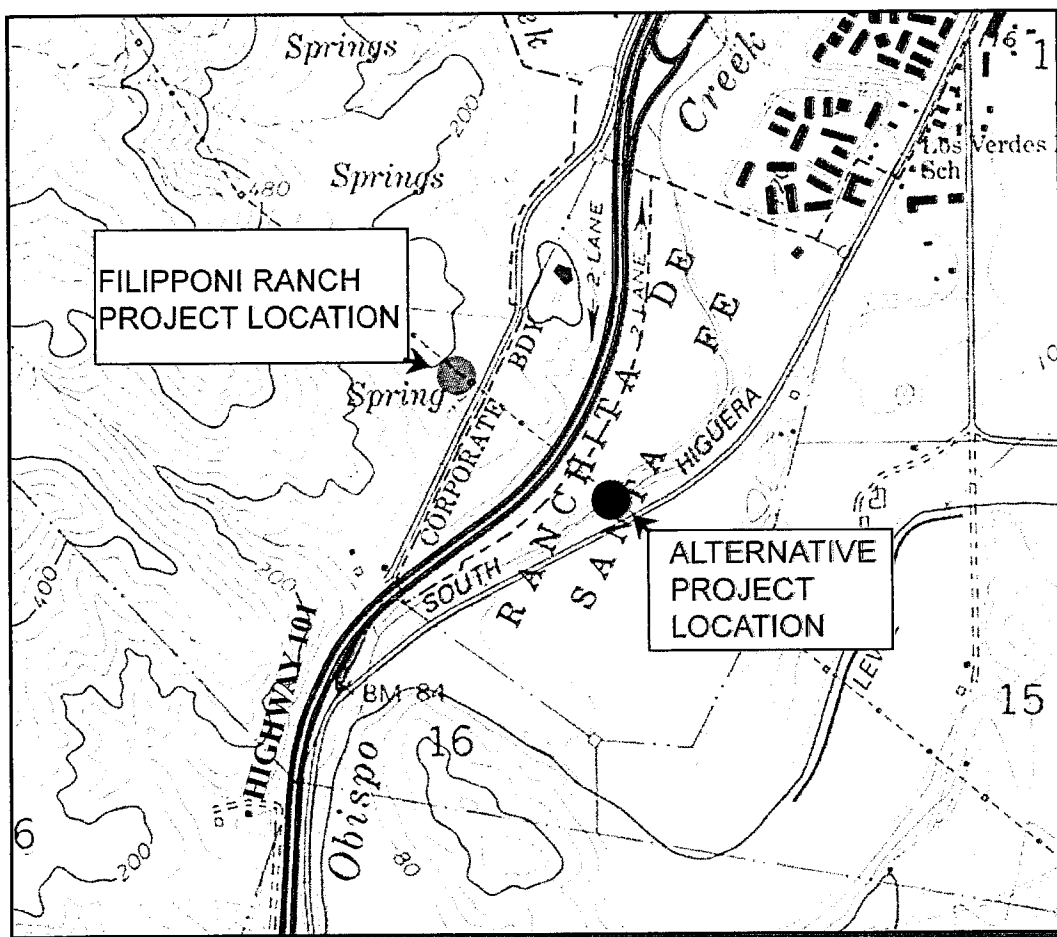
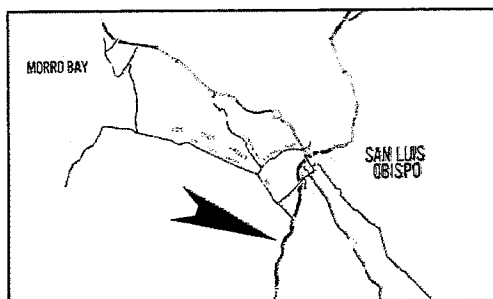


Bill Henry, AICP  
Vice President

Attachment: Figure A

Enclosures

6-22



No Scale  
Source: USGS

VISUAL IMPACT ASSESSMENT  
PG&E LATTICE TOWER - CINGULAR WIRELESS  
FILIPPONI RANCH - SAN LUIS OBISPO COUNTY

## ALTERNATIVE LOCATION MAP

9



6-23 SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

COPR 19-04

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

M. Lee 788-2008

DATE: 7/30/04

TO: File

FROM: South Co. Team - MLC  
(Please direct response to the above)

Filipponi  
DRC2004-00021  
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: map -> slo. Cingular Wireless Cell site. off Calle Joaquin. West of Hwy 101 near KSBY News Station Bldg. Proposed Telecommunications Facility includes "top hat" constructed on PG&E tower & a 250 sq. ft. equipment shelter / barn-like structure.  
Return this letter with your comments attached no later than: 8/16/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
YES (Please go on to Part II)  
X NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
NO (Please go on to Part III)  
X YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Project is inconsistent with City Scenic Highway Element policies of General Plan. Provide Visual impact study to determine Visual impacts and evaluate design/location alternatives.

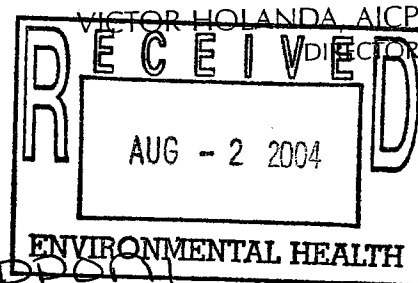
8/25/04 Date  
Jeff Hook Name  
781-7176 Phone

MJL



6-24 S. LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE:

7/30/04

TO:

ETH

FROM:

South Co. Team - MJL  
(Please direct response to the above)

Filippone  
DRC2004-00021  
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: map -> SLO. Cingular Wireless Cell site. off Calle Joaquin. West of Hwy 101 near KSBY News Station Bldg. Proposed Telecommunications Facility includes "top hat" constructed on PG&E tower & a 250 sq. ft. equipment shelter / barn-like structure.  
Return this letter with your comments attached no later than: 8/16/04

PART I

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Concerns would be the potential hazardous materials used and/or stored at cell-site. Please have applicant provide hazardous materials business plan with this office. Contact Jeff Pool at 781-5555 if you need additional information.

8/15/04  
Date

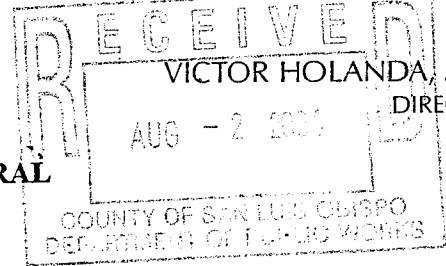
Laurie Salo  
Name

781-5551  
Phone





6-75 SA. LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE:

7/30/04

FROM

PW

Filipponi



South Co. Team - MSL

DRC2004-00021

(Please direct response to the above)

Project Name and Number

Development Review Section (Phone: 781- 788-2009 ) ( )

PROJECT DESCRIPTION:

mup -> slo. Cingular Wireless Cell site. off Calle Joaquin. West of Hwy 101 near KSBY News Station Bldg. Proposed Telecommunications Facility includes "top hat" constructed on PG&E tower & a 250 sq. ft. equipment shelter / barn-like structure.

Return this letter with your comments attached no later than:

8/16/04

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☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommended Approval - No Concerns.

While this project is in unincorporated area Calle Joaquin is in the city at this point.

01 SEP 2004  
Date

Goodwin  
Name

5252  
Phone

MSL



6-26  
SANTA LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/30/04

TO: CDF

FROM: South Co. Team - MSL  
(Please direct response to the above)

Filipponi  
DRC2004-00021  
Project Name and Number

Development Review Section (Phone: 781-788-2009) ( )

PROJECT DESCRIPTION: MUP → SLO. Cingular Wireless Cell site. off Calle Joaquin. West of Hwy 101 near KSBY News Station Bldg. Proposed Telecommunications Facility includes "top hat" constructed on PG&E tower & a 250 sq. ft. equipment shelter / barn-like structure.  
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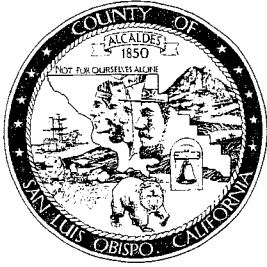
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"No Comment"

8/24/04 Date  
Phillip R. Portillo Name  
(805) 779-1025 Phone



6-27  
COUNTY OF SAN LUIS OBISPO

## Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

**DATE:** August 18, 2004  
**TO:** Marsha Lee, Planner III  
**FROM:** Lynda L. Auchinachie, Agriculture Department *LLA*  
**SUBJECT:** Filiponi Minor Use Permit DRC2004-00021 (0935)

### Summary of Findings

The Agriculture Department's review finds that the proposed Filiponi Minor Use Permit for a cell site resulting in an approximately 250 square foot equipment shelter structure on an approximately 210 acre parcel currently used for grazing will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to existing grazing activities.
- ☐ No anticipated impact to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.